

5g 3/13/1895/FP – Single storey and first floor side and rear extension at Stanmore, Wellpond Green, Standon, SG11 1NN for Mr Leuzzi

Date of Receipt: 31.10.2013

Type: Full - Other

Parish: STANDON

Ward: THUNDRIDGE AND STANDON

RECOMMENDATION:

That planning permission be **GRANTED** subject to the following conditions:

1. Three Year Time Limit (1T121)
2. Approved plans (2E103) (10.01, 10.02 Rev A, 12.01, 12.02, 12.03 Rev F, 12.04 Rev C, 12.05)
3. Prior to the commencement of development a timetable for the demolition of the existing side extension, shown to be removed on drawing 12.03 Rev F, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved timetable.

Reason: In the interests of the character and appearance of the development and rural surroundings and to ensure that the building is of limited proportions in accordance with policies GBC3 and ENV5 of the East Herts Local Plan Second Review April 2007.

Directive:

1. Other legislation (01OL1)

Summary of Reasons for Decision:

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

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1.0 Background:

- 1.1 The application site is shown on the attached OS extract. The site is located within the Rural Area beyond the Green Belt and within the settlement of Wellpond Green. The dwelling is set on a corner position with the narrow rural lanes of Chapel Lane and Bromley Lane running to the north and southwest of the site respectively. The dwelling is well screened by existing mature landscape features which almost completely obscures the view of the dwelling from the street. To the rear of the dwelling is a generous rear garden which is similar to the plot size of other large detached dwellings within the locality. There is also a fairly large rear outbuilding which is adjacent to Bromley Lane.
- 1.2 The application proposes the demolition of an existing single storey side extension and the provision of single storey and first floor side and rear extensions.

2.0 Site History:

- 2.1 The following provides a history of various extensions and outbuildings granted planning permission at the site:
- E/885-72 – Erection of extension to form bedroom and lounge (a/c);
 - E/1339-72 – 2 storey rear extension (a/c);
 - 3/551-76 – Conversion of stable to form extension to dwelling (refused/dismissed at appeal)
 - 3/01/0919/FP – Single storey side extension and 2 storey rear extension (a/c);
 - 3/03/1498/FP – Single storey side extension (a/c);
 - 3/03/1531/FP – Demolition and replacement of garage block (a/c);
 - 3/09/0679/FP – Replacement outbuilding (a/c);
 - 3/10/1793/CL – Outbuilding for swimming pool (approved);
 - 3/11/1328/FP – Amendment to 3/09/0679/FP (a/c).

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3.0 Consultation Responses:

3.1 No consultation responses have been received

4.0 Parish Council Representations:

4.1 Standon Parish Council object to the application on the grounds that the dwelling has received numerous extensions in the past which has significantly increased the footprint of the site and the proposal is considered to represent an overdevelopment and over intensification of the site.

5.0 Other Representations:

5.1 The application has been advertised by way of site notice and neighbour notification.

5.2 No third party consultations have been received.

6.0 Policy:

6.1 The relevant 'saved' Local Plan policies in this application include the following:

- GBC3 Appropriate Development in the Rural Area Beyond the Green Belt
- ENV1 Design and Environmental Quality
- ENV5 Extensions to Dwellings
- ENV6 Extensions to Dwellings – Criteria
- TR7 Car Parking – Accessibility Contributions

6.2 The National Planning Policy Framework is also a material consideration in this case.

7.0 Considerations:

7.1 The main planning considerations in this application relate to the principle of development and the impact of the extensions on the character and appearance of the dwelling and rural setting.

Principle of development

7.2 As the site lies within the rural area, the principle of development is assessed under policy GBC3 of the East Herts Local Plan Second

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Review April 2007. Under part (c) of this policy, consideration is given as to whether this proposed extension can be considered as “limited” and whether it accords with the criteria of policy ENV5. The principle objective of this policy is to limit the impact an extension may have on the character and appearance of an existing dwelling, both in itself and in relation to any adjoining dwelling and on the appearance of the locality. Whilst the principle of extending a dwelling is generally acceptable, the main concern lies with the effect of extensions on the general maintenance of a supply of smaller dwellings outside of the main towns and settlements, and also with the cumulative impact of development in the countryside.

- 7.3 From the planning history it is understood that the original dwelling comprised of a floor area of around 135 square metres. Various extensions have been granted planning permission which have resulted in around 90 square metres of additional floor area. The dwelling as existing has therefore increased in size (in floor area terms) by around 65%.
- 7.4 The proposed development involves the demolition of a side projection (as granted consent within LPA reference 3/03/1498/FP). The side projection which is proposed to be demolished has a floor area of 21.6 square metres and the proposed extensions in this application amount to a floor area of 34.92square metres. There is therefore a floor area increase (taking into account demolition of the existing side projection) of 13.32 square metres which amounts to an approximate 75% increase in the size of the dwelling. This increase in floor area cumulatively with other extensions and outbuildings does not, in Officers opinion, represent a limited extension to a dwelling in the Rural Area, contrary to policy GBC3 and ENV5 of the Local Plan.
- 7.5 Whilst the Parish Council objects to the application on the basis of the increase in the size of the dwelling, it is the visual impact of the floor area increase that is key in the determination of this application, which is discussed below:

Impact on surrounding area/amenity

- 7.6 In considering the impact on the character and appearance of the building and rural surroundings, the removal of the side projection is material as is the degree of existing screening from landscape features and the outbuildings granted planning permission/certificate of lawfulness.
- 7.7 The ground floor projection is of very limited proportions and does not

result in any significant harm to the character of the dwelling or rural character of the site. The greater degree of impact relates to the first floor rear extensions to the bedroom space. The projection of these elements is between 2.3-2.5metres which, in relation to the dwelling as existing is not considered to be significant. In addition, the design of the extensions utilising pitched gable roofs matching the existing dwelling and a mixture of materials comprising mainly of boarding to the elevations will ensure that the proposed extensions assimilate well with the proportions and character of the existing dwelling.

- 7.8 The dwelling is set back from the road with significant mature landscaping and an outbuilding which obscures views into the site from the rural lanes which run to the north and southwest of the site.
- 7.9 Having regard to the above considerations Officers do not consider that the proposed development will result in significant harm to the character or appearance of the dwelling, street scene or rural setting in accordance therefore with policies ENV1, ENV5 or ENV6 of the Local Plan.

Neighbour amenity considerations

- 7.10 Having regard to the relationship of the dwelling to neighbours, there will not be a significant impact on neighbour amenity that would warrant the refusal of the application.

Other matters

- 7.11 As noted above it is a material consideration that the application proposes the demolition of a side projection. Whilst the plans submitted do show that the existing side projection to be demolished, for the reasons set out above, Officers consider that it is necessary and reasonable for a planning condition to be attached with the permission requiring this to be carried out within a timetable to be agreed with the Local Planning Authority.

8.0 Conclusion:

- 8.1 Officers consider that the amount of development proposed cannot be considered as 'limited', and is therefore contrary to policy GBC3 of the Local Plan. However, having regard to the demolition of an existing side projection and, given that the proposed extensions are considered to be appropriately designed and obscured by existing landscape features and an outbuilding, there will be no significant harm to the character and appearance of the dwelling or the open rural setting. It is

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therefore recommended that planning permission be granted.